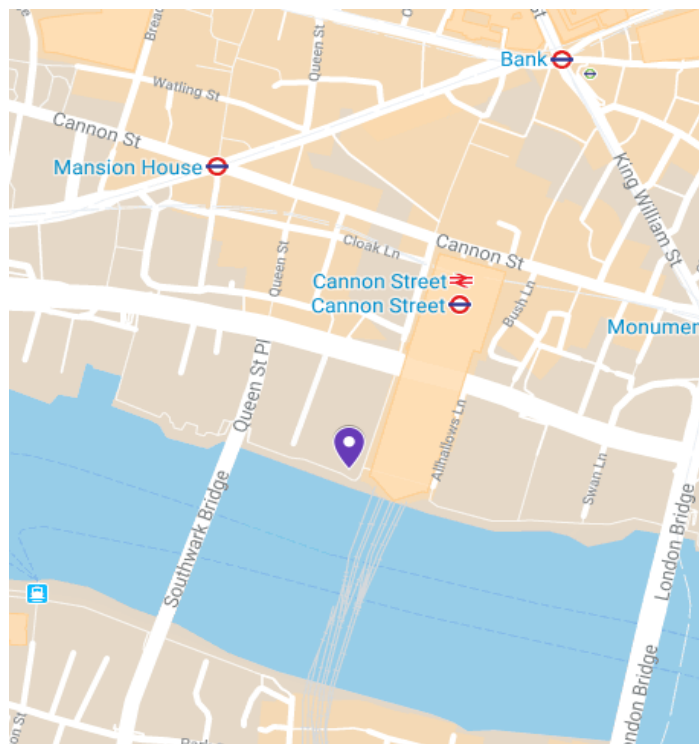


Offices to Let *Sq ft 915 sq ft – 4,605 sq ft* *'Short term fully fitted plug & play offices with river views'*

Ocean House, 22 Cousin Lane, EC4



Description

This self contained office building is arranged over 5 floors overlooking the River Thames. All floors benefit from River views and have excellent natural light. The floors are available on a floor by floor basis by way of a sub-lease(s) or by assignment of the whole.

Location

Ocean House overlooks the River Thames on Cousin Lane. The property has excellent transport links via Cannon Street, Bank, Monument and Mansion House train stations. Cousin Lane offers direct access to the River Walkway and benefits from a large Nuffield Fitness and Wellbeing gym and various riverside amenities. Bloomberg Arcade is situated 200m to the north with a range of restaurants and bars.

| FLOOR | SQ FT | SQ M | STATUS |
|-----------------|--------------|------------|-----------|
| 4 th | 915 | 85 | Available |
| 3 rd | 1,010 | 94 | Available |
| 2 nd | 1,010 | 94 | Available |
| 1 st | 985 | 91 | Available |
| Ground | 685 | 64 | Available |
| Total | 4,605 | 428 | |

Contact us bbg real estate advisers



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Amenities

Virtual Tours Available on Request

- Fully fitted offices
- 4th floor terrace overlooking the river
- Excellent natural light with full height windows
- Suspended ceiling with integral LG7 lighting
- Fully fitted kitchenette and break out area on ground floor
- 3 no. x meeting rooms on 4th floor
- Raised floors with carpeting
- Air conditioning
- Fibre connection
- Shower facility
- 1x Passenger lift

TERM: A new sublease(s) is available on a floor by floor basis for a term to February 2022 (without security of tenure) or a longer lease for a term(s) by arrangement directly from the Landlord.

The building is also available by assignment of the whole (with security of tenure) to February 2022 off an annual passing rent of £213,000.

RENT: £42.50psf on a sub-lease(s) (longer lease rent TBC)

RATES: £18.41 per sq ft p.a (20/21 est.)

S/CHARGE: £10:00 per sq ft (est.)

VAT: This property is elected for VAT

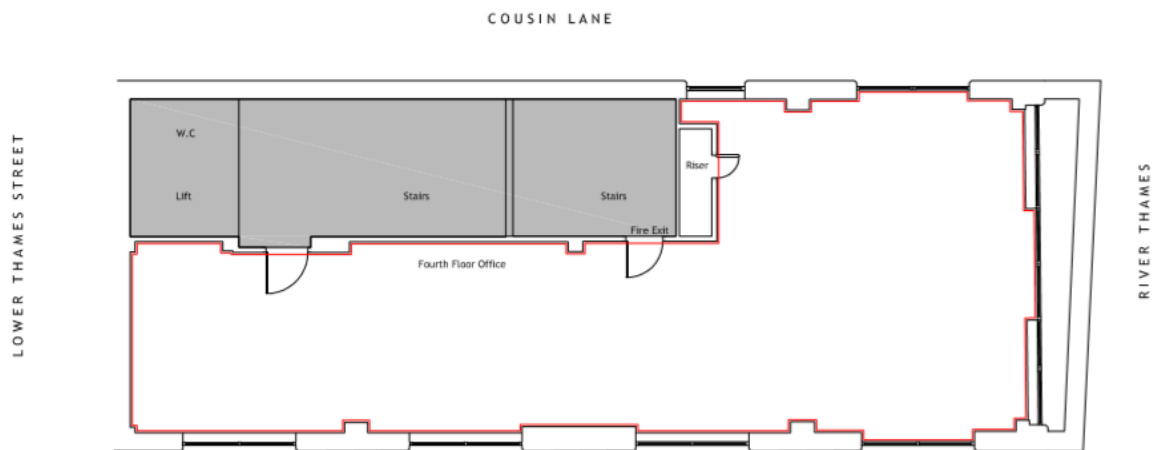
EPC: (Full EPC available on request)



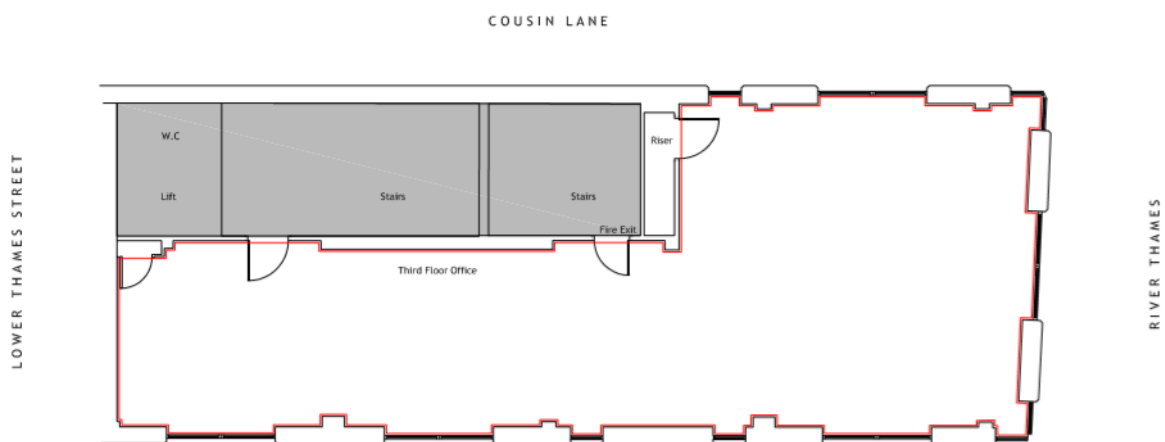




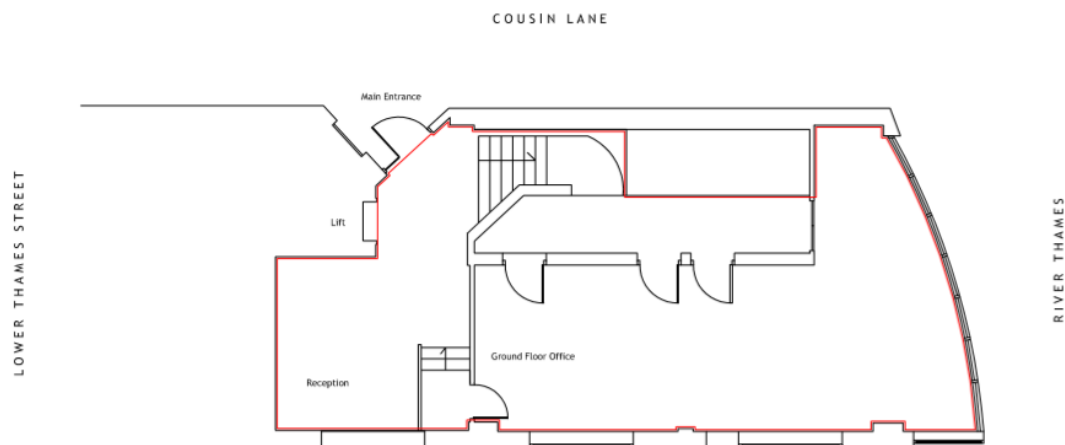
FLOOR PLANS



**indicative floor plan of the 4th floor*



**indicative floor plan of the 1st – 3rd floors*



**indicative floor plan of the ground floor*